

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22166

Property Information

property address: 101 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 41, LOT ALL (INCL'S ALLEY), BUSINESS OFFICES
owner name/address: BRYAN IND SCHOOL DISTRICT
101 N TEXAS AVE
BRYAN, TX 77803-5315
full business name: Bryan Independent School District
land use category: Public / Semi-Public type of business: office
current zoning: C2 occupancy status: occ
lot area (square feet): 42500 frontage along Texas Avenue (feet): 250
lot depth (feet): 250 sq. footage of building: 23944
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 32 # of stories: 3
type of buildings (specify): Concrete
building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, north side
fr=15 / str side=16 / pmp side=N/A / rear=82
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☒ yes ☐ no (specify) Flag Pole
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 16
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 16 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: good
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

